

Planning board
VILLAGE OF PORT DICKINSON
Date: October 28, 2024, 6:30pm

Call to Order at 6:30 p.m.

Roll Call Attendance – Present:

| | | | | | |
|-----|----------------------|-------|---------------|-------------------|-------|
| ZBA | Eric Backlund, Chair | _____ | Planning | Patrick Doyle | __X__ |
| ZBA | James Brady | _____ | Planning | Vince Lomonaco | __X__ |
| ZBA | Roger Shaller | _____ | Planning | Ed Corcoran | __X__ |
| ZBA | Joseph Griswold | _____ | Planning | Stefanie Kermidas | __X__ |
| ZBA | David Robertson | _____ | Planning | Peter Dionne | __X__ |
| | Village Clerk | | Susan Fox | _____ | |
| | Village Attorney | | Nathan VanWhy | __X__ | |

CHAIRPERSON:

- 1) Welcome to the Village of Port Dickinson Planning Board Meeting. The purpose of tonight's meeting is to hold a preliminary Site Plan Review for a building Permit requested by ***Brian Burgamy of 59 Bennett Ave St., Binghamton NY.***
- 2) First, some housekeeping:
 - a. Please note the location of emergency exits and restrooms
 - b. Please silence our mobile devices
 - c. The applicant will present their application, during and after which they may be questioned by the Planning Board.
 - d. The Planning Board will converse and deliberate, no decision this evening, feedback will be provided on the proposed site plan.

REGARDING APPLICATION Building Permit by ***Brian Burgamy*** who is seeking to build a 3,000-3500 sq. ft building for the purpose of a business to instruct and train baseball and softball youth players.

RE: Address of Property: **796 & 798 Chenango St.**
Tax Map No.: 128.52-1-23, 128.52-1-24, 128.52-1-25
Zoning District: Commercial

The following are hereby entered into the minutes:

- (X) Application for Site Plan review submitted by Applicant
- (X) Site submitted by Applicant
- () Affidavit of Publication in official newspaper
- () Affidavit of Posting by the Village Clerk
- () Affidavit of Mailing the notice of the hearing to neighboring property owners
- () Short EAF filed by the Applicant
- () General Municipal Law Section 239 recommendation from Broome County Planning and Economic Development Department
- () Correspondence received from _____

() Village Planning Board recommendation – *see below*

The Applicant **Brian Burgamy** presented information on the proposed business and building.

Details of planned use of the facility by applicant:

3,500sq ft facility initial plan states 3000sq ft

Baseball and softball training and coaching

Technology such as hit tracks and video tracks for athletes

All ages facility including adult players

24/7 facility accessible by QR code access

3pm to 10pm primary operating hours

Would like to grow the business to include the additional buildings and facilities

Can draw customers from out of town

Independent coaches will train athletes

Teams can practice together

Wants to improve the quality of baseball and softball training

Direct competitor to business in Endwell

50'X70' footprint with a gable roof

Sewer and electricity hook up

Steel structure

Outdoor fields are planned

Outdoor astro turf planned

Proximity to location

No sports facilities on this side

Applicant does not own property

No contract in place to purchase the property

Questions and comments from Planning board

1. The application is not sufficient and is missing required documents and information.
 - a. Applicant should have architect consult Village code sections 65-20 and 65-50 for full list of requirements for submitting a compliant site plan.
 - b. Missing information includes but not limited to:
 - i. The means shown to accommodate the drainage of surface waters from the property or properties in question are approved by the village (Engineer, Public Works Superintendent) in writing. See village code § 65-20 D-3
 - ii. The existing topography, including contours with intervals not to exceed two (2) feet and any proposed regrading and structures to accommodate drainage of surface water. See Village Code § 65-20 B-3
 - iii. Grading drainage plan, pertinent soil characteristics and watercourses, or, if applicable, a Stormwater Pollution Prevention Plan consistent with the requirements of Articles 1 and 2 of the Village of Port Dickinson Stormwater Management and Erosion & Sediment Control Local Law (Local Law 2-2007). See Village Code § 65-20 B-4
 - iv. A site plan to be reviewed by the Planning Board shall be drawn to a scale of not less than one (1) inch equals twenty (20) feet and shall show: See Village Code § 65-20 B.

- v. Location of sign on the site plan is required.
 - vi. Interior layout is required to determine parking spaces.
 - vii. Architectural drawings including drainage and topology is required.
 - viii. Grading and drainage plan required.
 - ix. Sections 65-50 on commercial PUD requires an outdoor use areas to be defined, suggest making note of this.
 - x. Pedestrian walkways and entrance to buildings.
 - xi. Written description of purpose of the building to specifically state the following:
 - 1. Hours of operation
 - 2. Number of employees
 - 3. Expected customer traffic
 - 4. Landscaping plan describe
 - xii. Need to submit an SEQR review for a type 1 action
 - xiii. Since applicant does not currently own the property a sales contract will be required prior to site plan approval
2. Suggest to keep the trees on property
 3. Suggest consider Style and character of the building
 4. Consider the Outdoor lighting?
 5. State the Hours of operation and when expected customer traffic
 6. Are Parking spaces enough considering teams arriving an leaving facility
 7. What Deliveries and what time frame
 8. Use of parking lot during games /events at the ball field

Motion requested to close the meeting at 7:28pm

First motion made by Ed Cocrann

Motion seconded by Vince Lomonaco

Meeting ended at 7:28pm

Submitted by

Palnning board Chair

Peter Dionne